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Building Committee Minutes 1/29/2013

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, January 29, 2013

PRESENT: Adam Chapdelaine, John Cole, Alan Reedy, Mark Miano, Diane Johnson, John Maher, Michael Boujoulian

ABSENT: Jeff Thielman, Suzanne Robinson

GUESTS: Capt. Flaherty, Police Department
Eric Ammondson, Ammondson Architects
Ryan Livergood, Robbins Library
Jeff Shaw, Donham & Sweeney

Meeting was called to order at 7:30pm

Central Fire Station

Jeff Shaw of Donham & Sweeney presented to the committee the results of the seismic study prepared for the Central Fire Station. He discussed the cost impacts of the seismic rating issue and laid out several options for moving ahead for the committee consideration.

These options are as follows:

1. Small schematic design – pursue variance w/BBRS
2. Wait and see if requirement is repealed
3. Comply with code – initial cost estimate - \$400 - \$500k

John Cole informed the committee that he would update Charlie Foscett and the Capital Planning Committee of this new information.

Community Safety Building

Update on 1/18/13 meeting with WES. Mr. Ammondson gave an overview of the meeting with WES, A. Chapdelaine, J. Cole, J. Maher, G. Doelp of SGH and E. Ammondson. WES's position on the issues raised in Ammondson's 1/16/13 letter is documented in the 1/24/13 letter from WES distributed at the meeting. Mr. Ammondson noted that it was a positive meeting and that WES made a commitment to working with the Town and the design team to address all of the issues.

Dust infiltration. On 1/28/13, while grinding the existing exterior masonry, WES caused a significant amount of dust to enter through the temporary wall protection into the offices of Chief Jefferson, Captain Flynn and into the administrative support areas. WES's response to this event is documented in an 1/29/13 email from William Dalton. J. Cole noted that he talked with Ken Vogel of WES today and told him he felt the supervision is inadequate and is the cause of many of the items in Ammondson's letter. Mr. Vogel is committed to solving the problems including site supervision.

Stucco work. Mr. Cole noted that he has asked Mr. Vogel of WES to review and accept the stucco installation. Mr. Ammondson noted that the issues with the stucco are all relative to its appearance (not being within the specified tolerances for being plumb, level and true) and do not impact the waterproofing of the wall system. Ammondson and SGH reviewed the stucco issues with WES and JRJ, the lath and plaster filed sub-bidder. The problems are mostly due to an uneven substrate that was not properly addressed before installing the stucco accessories. The issues cannot be corrected without removing the stucco and making modifications to the substrate, which Ammondson does not recommend given the status of the project.

Work in Progress. Mr. Ammondson noted that work in progress continues to be masonry repairs, wall framing and metal flashing.

Key Submittals. Mr. Ammondson noted that as of today, WES has released the Kalwall skylight for fabrication and intends to release the second floor windows tomorrow. The curtainwall should follow within approximately 2 weeks. All resubmittals for the metal framed skylight have been received and are being reviewed.

Schedule. Mr. Ammondson noted that WES will issue a revised schedule once the key items are released for fabrication.

Ruptured Pipe. We discussed the ruptured pipe in the penthouse mechanical room again. Mr. Ammondson noted that the responsibility for the rupture is likely shared between the Town and WES. It was the sense of the PTBC that the Town should keep this as an open item and not pursue compensation from WES at this time.

Contractor's Application for Payment. Ammondson presented WES's application for payment #6 through 12/31/12. The amount certified by Ammondson was reduced by \$16,000 to be \$102,892.50 to reflect the unaccepted stucco work. WES had listed \$16,000 in stucco work for the month of December. This application was unanimously approved by the PTBC.

The following invoices have been approved:

Community Safety Building

Ammondson Architects	#2244	\$4,725
WES Construction	#6	\$102,892.50

Meeting adjourned at 8:40 pm

Respectfully submitted,

Adam Chapdelaine

